

**1. Issuer Details****ISIN**

GB0033875286

**Issuer Name**

ABRDN PROPERTY INCOME TRUST LIMITED

**UK or Non-UK Issuer**

Non-UK

**2. Reason for Notification**

An acquisition or disposal of voting rights

**3. Details of person subject to the notification obligation****Name**

UBS Group AG – Investment Bank &amp; Global Wealth Management

**City of registered office (if applicable)**

London

**Country of registered office (if applicable)**

United Kingdom

**4. Details of the shareholder**

| Name   | City of registered office | Country of registered office |
|--------|---------------------------|------------------------------|
| UBS AG | London                    | United Kingdom               |

**5. Date on which the threshold was crossed or reached**

04-Sep-2025

**6. Date on which Issuer notified**

08-Sep-2025

**7. Total positions of person(s) subject to the notification obligation**

|                                                                           | % of voting rights attached to shares (total of 8.A) | % of voting rights through financial instruments (total of 8.B 1 + 8.B 2) | Total of both in % (8.A + 8.B) | Total number of voting rights held in issuer |
|---------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------|----------------------------------------------|
| Resulting situation on the date on which threshold was crossed or reached | 8.781030                                             | 0.000000                                                                  | 8.781030                       | 33474951                                     |
| Position of previous notification (if applicable)                         | 0.000000                                             | 0.000000                                                                  | 0.000000                       |                                              |

**8. Notified details of the resulting situation on the date on which the threshold was crossed or reached****8A. Voting rights attached to shares**

| Class/Type of shares ISIN code (if possible) | Number of direct voting rights (DTR5.1) | Number of indirect voting rights (DTR5.2.1) | % of direct voting rights (DTR5.1) | % of indirect voting rights (DTR5.2.1) |
|----------------------------------------------|-----------------------------------------|---------------------------------------------|------------------------------------|----------------------------------------|
| GB0033875286                                 |                                         | 33474951                                    |                                    | 8.781030                               |
| Sub Total 8.A                                | 33474951                                |                                             | 8.781030%                          |                                        |

**8B1. Financial Instruments according to (DTR5.3.1R.(1) (a))**

| Type of financial instrument | Expiration date | Exercise/conversion period | Number of voting rights that may be acquired if the instrument is exercised/converted | % of voting rights |
|------------------------------|-----------------|----------------------------|---------------------------------------------------------------------------------------|--------------------|
| Sub Total 8.B1               |                 |                            |                                                                                       |                    |

**8B2. Financial Instruments with similar economic effect according to (DTR5.3.1R.(1) (b))**

| Type of financial instrument | Expiration date | Exercise/conversion period | Physical or cash settlement | Number of voting rights | % of voting rights |
|------------------------------|-----------------|----------------------------|-----------------------------|-------------------------|--------------------|
| Sub Total 8.B2               |                 |                            |                             |                         |                    |

9. Information in relation to the person subject to the notification obligation

2. Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entities (please add additional rows as necessary)

| Ultimate controlling person | Name of controlled undertaking | % of voting rights if it equals or is higher than the notifiable threshold | % of voting rights through financial instruments if it equals or is higher than the notifiable threshold | Total of both if it equals or is higher than the notifiable threshold |
|-----------------------------|--------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| UBS Group AG (Chain 1)      |                                |                                                                            |                                                                                                          |                                                                       |
| UBS Group AG (Chain 1)      | UBS AG                         | 8.781030                                                                   |                                                                                                          | 8.781030%                                                             |

10. In case of proxy voting

Name of the proxy holder

The number and % of voting rights held

The date until which the voting rights will be held

11. Additional Information

12. Date of Completion

08-Sep-2025

13. Place Of Completion

Zurich, Switzerland